



**MARVINS**  
ESTATE AGENTS



## LAND AT 88 WORSLEY ROAD, NEWPORT, PO30 5JD

### OFFERS IN EXCESS OF £285,000

A super opportunity to acquire a development site in a long standing popular location on the northern outskirts of Newport with superb far-reaching westerly countryside views.

The site benefits from planning consent (under ref: LPA 24/00106/FUL) for 4 dwellings: Two Detached Houses and a pair of Semi Detached Houses. Each unit with the benefit of allocated parking and ample garden space.

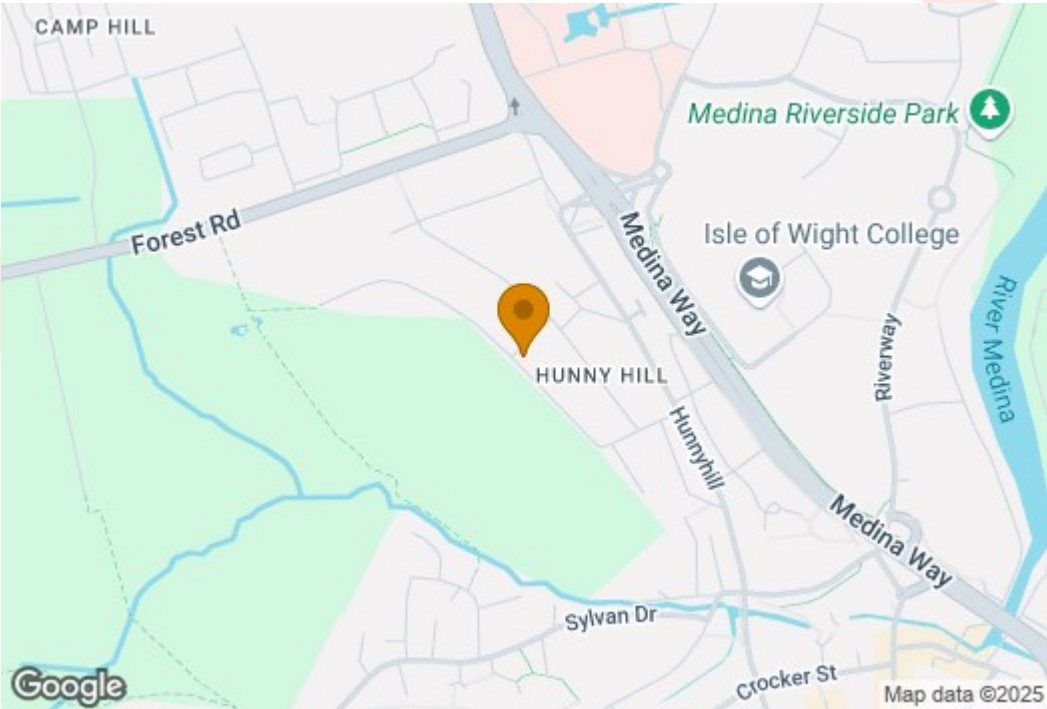
The density level of the site along with the style of dwelling makes the units very saleable in the market, suiting FTB's and young families amongst others. Please contact us for further information including opinions of unit values. Opportunities such as this aren't common place and so we encourage you to express your interest as soon as possible.

#### COWES OFFICE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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